

Route 108 Corridor TIF District

Development Program & Financing Plan

FEBRUARY 20, 2020 - PUBLIC HEARING



-
1. TIF is a Tool
 2. Community driven
 3. Town Meeting - a choice

What drove Gateway Zoning & Master Plan?

Pressure on the taxpayer will continue and build

- Limited remaining developable land outside of the commercial corridor
- Costs of doing Town business will rise, regulatory requirements
- Demand for services; emergency services and serving an aging population

Commercial Development Cost Less to Serve

- Commercial taxpayers pay more than double the amount they cost
- It costs more to provide services to residential properties than they contribute

**More higher value; mixed-used commercial development
lessens the residential property tax burden**

➤ Current ratio is 84% residential; 16% commercial

4 of the top 10 taxpayers are located within Gateway

- Great potential to build on this through higher-value, mixed-use redevelopment supported by infrastructure

Example: Industrial Park



Lindt Chocolate Factory

- Contributes value equal to 110 homes



Opportunity in the Corridor



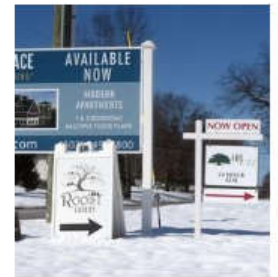




Dover's \$100M building boom fueled by mixed-use projects

DOVER -- When people think of the building boom in the Garrison City the last few years, they may think only about the downtown. But Christopher Parker, the city's assistant city manager/director of planning and strategic...

Feb. 15, 2020





\$2-3 million more in value

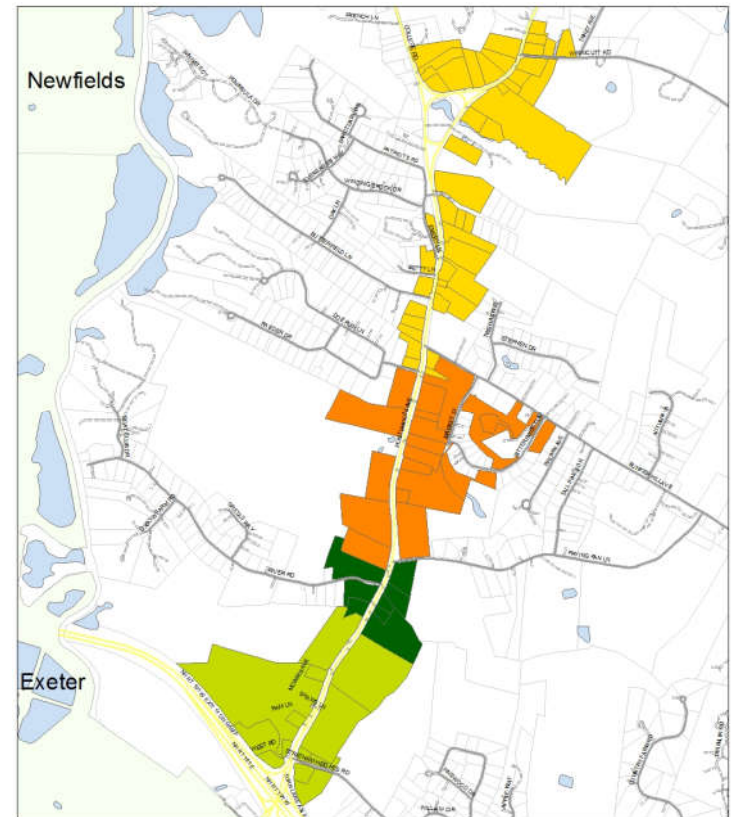
\$40,000 - \$60,000 in added tax revenue



Added Value in District

Nearly tripling the increase in the
current district value

Town-wide commercial value could absorb
35% more of the tax burden than today.



Economic Development Assets to Build on....

Stratham has said this is the place to pursue development

- Pease and seacoast area and workforce expansion (ex. Lonza), Manchester
- Transportation network
- Housing demand (various housing options)
- Developable land (relatively flat and dry)
- Stratham is a willing community to partner with

**A major missing asset needed to realize the vision is infrastructure
(water and sewer service)**



Quality of Life

- Upgraded amenities
- New services and uses and gathering spaces
- Diversified housing options
- Modern site development
- Facilities for pedestrians and bicyclists



Where we have been

Community driven

- Planning Board Gateway Master Plan 2008
- Zoning Ordinance (Town meeting votes, 2009 & 2014)
- 2018 Survey Conducted 108 Study Committee
- Master Plan Update 2019

Technically Feasible

- Weston & Sampson and related engineering studies

Financially viable

- 2016 Arnett Development group and 2019 Applied Economics Research



Project	Year
Recent Past Efforts to Implement the Gateway Vision	
DRAFT TIF District Boundary	
Flyer Agenda - Pursuing the Gateway Vision	2019
Route 108 Corridor Study Committee Final Report, May 2019	2019
Applied Economic Research-Final Report, May 2019	2019
Weston & Sampson Engineering Report, January 23, 2019	2019
Stratham Gateway Commercial Business District Master Plan	
Route 108 Corridor Study	
Video of Public Hearing	
Past Studies	
About the Select Board BIOS Rules of Procedure Capital Improvements Program Forms & Documents Gateway Implementation Past Studies Proclamations Public Notices Single Study Committee Social Media Policy Town Administration Town Budgets Town Government Town Profile Understanding Your Tax Pledge	
Contact Info Phone: (603) 772-7361 ext. 187	
Gateway Implementation The vision for the Gateway articulated in the Town's draft Master Plan (2019) was adopted by the Planning Board in 2008. The Gateway refers to the commercialized use zones along Portsmouth Avenue beginning at the edge of Town near Route 101 and ending approximately at Reader Drive. This district has a lively articulated vision in The Gateway Commercial Business District Master Plan (2019) Master Plan, which states the district will: "Enhance the economic vitality, business diversity, accessibility, and visual appeal of Stratham's Gateway Commercial Business District, in a manner that is consistent with the landscape and architecture of the Town's agricultural tradition."	

Stratham's TIF

- ❑ State Law RSA 162:K
- ❑ Identifies 82 parcels along Route 108 as the District;
4% of the overall acreage in town; 9% of the overall value.
- ❑ April 1, 2020 values “frozen”
- ❑ Incremental increases in values will be captured in a TIF Fund
- ❑ **Phase 1 – Discovery and Commitments**
- ❑ Phase 2 – Design and Construction
- ❑ No financing until a subsequent vote of Town Meeting

Phase I Plan Elements

- ❑ **Attract** redevelopment interest by developers and owners
- ❑ **Assess** a proposed project for compliance with the vision viability from a zoning, technical and financial perspectives
- ❑ **Ask** At a future Town meeting, seek approval to implement.

The Gateway Vision Stratham's Opportunity

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